E1/2 OF THE DESC PROPERTY:
COMM SE COR OF SE1/4 OF NW1/4, R
POB, CONT W 420 FT, N 210 FT, E

HOLBROOKS ELMER ALLEN/HOLBROOKS PRISCILLA LYNN
208 SW FREEMAN GLN
LAKE CITY, FL 32024

2027

01-5S-16-03388-002

BUILDING CHARACTERISTICS

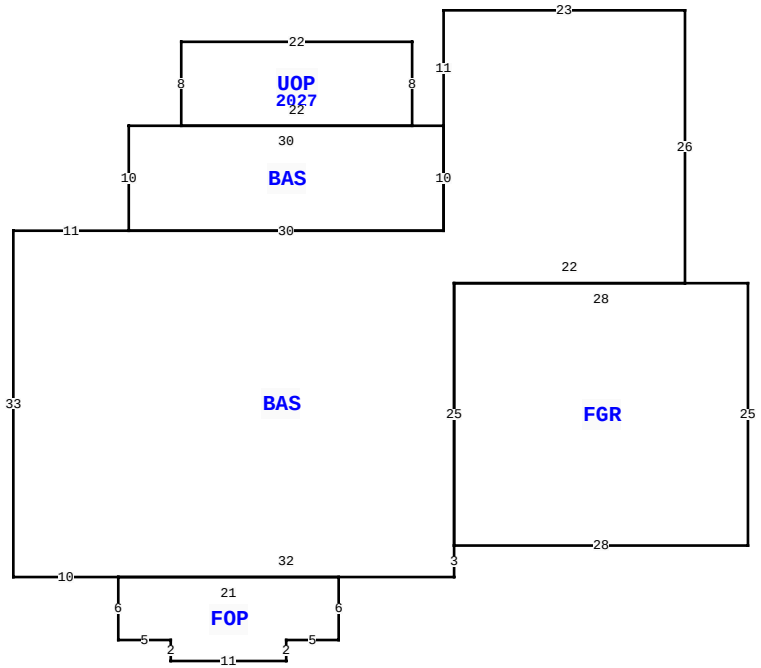
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	30,176
BAS	1,979	100		1,979	199,061
FGR	700	55		385	38,726
FOP	148	30		44	4,426
UOP	176	20	2027	35	3,520
TOTALS	3,303			2,743	275,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,743	117.3060	129.04	353,957	2004	2004	0	0	0	22.05	77.95

2 SINGLE FAM 0% - 2026 Heated Area: 2279 HX Base Yr



208 SW FREEMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	24	25	600.00	UT	2.00	2.00	100	2004	2004	3	100	1,200	
2	0280	POOL R/CON	0	0	22	40	880.00	UT	70.00	70.00	100	2008	2008	3	58	35,728	
3	0166	CONC,PAVMT	0	0	16	10	160.00	UT	2.25	2.25	100	2009	2009	3	100	360	
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	15.00	15.00	100	2009	2009	3	100	4,320	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0169	FENCE/WOOD	0	0	0	0	250.00	UT	15.50	15.50	100	2009	2009	3	100	3,875	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,909
TOTAL MARKET OB/XF VALUE	47,183
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	346,092
SOH/AGL Deduction	0
ASSESSED VALUE	346,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,092
TOTAL JUST VALUE	346,092
NCON VALUE	3,521
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053966	Roof Replacement	18,000	09/02/2025
26353	POOL	210	10/23/2007
21305	SFR	490	12/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2632	1/08/2026	WD	Q	I	01	425,000
GRANTOR: NICHOLS PETER D						
GRANTEE: HOLBROOKS ELMER ALL						
1102/0207	11/14/2006	WD	Q	I	06	28,800
GRANTOR: PETER D & JACKIE J NI						
GRANTEE: LOIS MOLINA & JACKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S33 E10 E32 N3 N25 E22 N26 W23 S11 S10 W30 $
FGR=[ORIG=31,30] E28 N25 W28 S25 $
BAS=[ORIG=30,-10] W30 S10 E30 N10 $
FOP=[ORIG=-1,33] S6 E5 S2 E11 N2 E5 N6 W21 $
UOP=[YR=2027;ORIG=5,-18] E22 S8 W22 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,183

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 03/16/2026 BY TP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS